

35

CORPORATE DRIVE

PORTSMOUTH, NH



FORMER REDBOOK BREWERY

AVAILABLE FOR SALE/LEASE





WHERE
MEETS

CRAFT
COMMERCE

BUILDINGS AND EQUIPMENT AVAILABLE FOR SALE

An integrated F&B production hub with
the infrastructure to scale and the space
to connect with consumers

KEY HIGHLIGHTS

±110,000 SF
PURPOSE-BUILT
BEVERAGE FACILITY
ON TWO LEVELS

±80,000 SF
PRODUCTION
AND MEZZANINE
AREA

210,000
HECTOLITERS/
YEAR BREWING
CAPACITY

±15,041 SF
SECOND FLOOR
OFFICE

±15,041 SF
FORMER PUB
& EVENT SPACE
WITH PATIO



RCIAL



SF:	±110,000 SF Brewery
	±2,800 SF Single-story waste-water treatment plant
SITE SIZE:	±23.54 acres (ground lease)
	GROUND LEASE: Expires 04/13/2047 with two 7-year renewal options (additional extensions negotiable)
	Current ground rent is \$304,555, increasing every 5 years, by 5% starting November 2026.
YEAR BUILT:	1996
LOADING:	12 tailboard docks, 1 drive-in door
POWER:	3,000 Amps 480/277 volt 3-phase 4 wire
UTILITIES:	Municipal water & sewer
ZONING:	Airport Business Commercial (ABC)
	Foreign Trade Zone (FTZ#81)
	Pease Tradeport Economic Revitalization Zone (ERZ)
CLEAR HEIGHT:	PRODUCTION: 26'8" to joist
	CELLARS: 38'4" to joist



SCALABLE PRODUCTION SEAMLESS PACK

VERSATILE INFRASTRUCTURE
READY FOR CO-PACKING OR
DIRECT BRAND OPERATIONS

BREWING & LIQUID PROCESSING

1 BREWHOUSE WITH ADVANCED CAPABILITIES INCLUDING:

Dry hopping, unitanks, centrifuge,
K-filter, sheet filter

Flavor integration and seltzer base
readiness

PACKAGING LINES

CANS (12oz / 16oz):
Krones Craftmate | Up to 265 cans/min

GLASS BOTTLES (12oz):
Krones Solomatic | Up to 380 bpm

KEGS:
Half, quarter, and sixtel options | 1 keg/
min line

CURRENT PACKAGING FORMATS SUPPORTED:

6-packs, 12-packs, 18-packs, 24-packs
(can & bottle)

Specialty formats including branded
bottles and packed glass SKUs

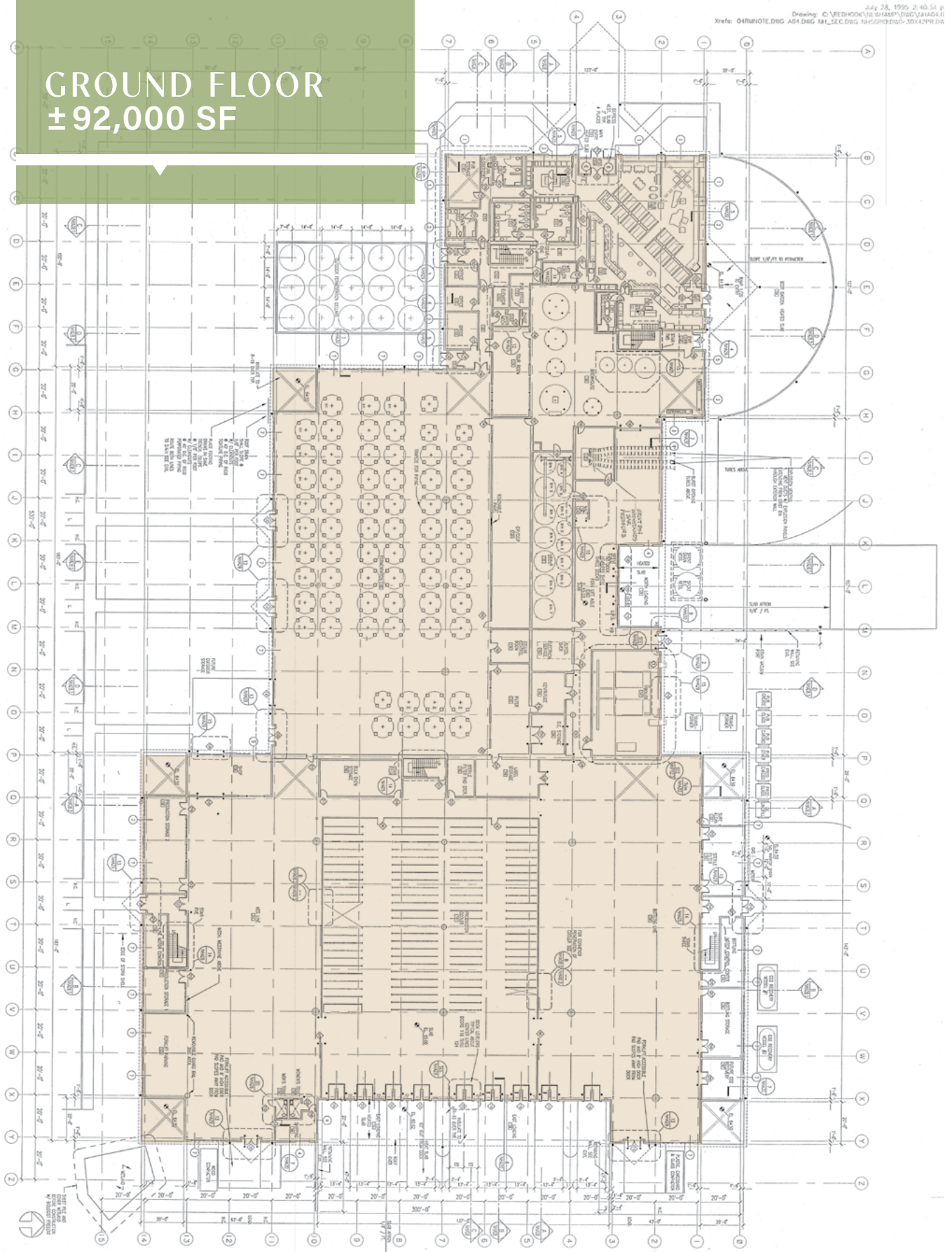


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CORPORATE DRIVE

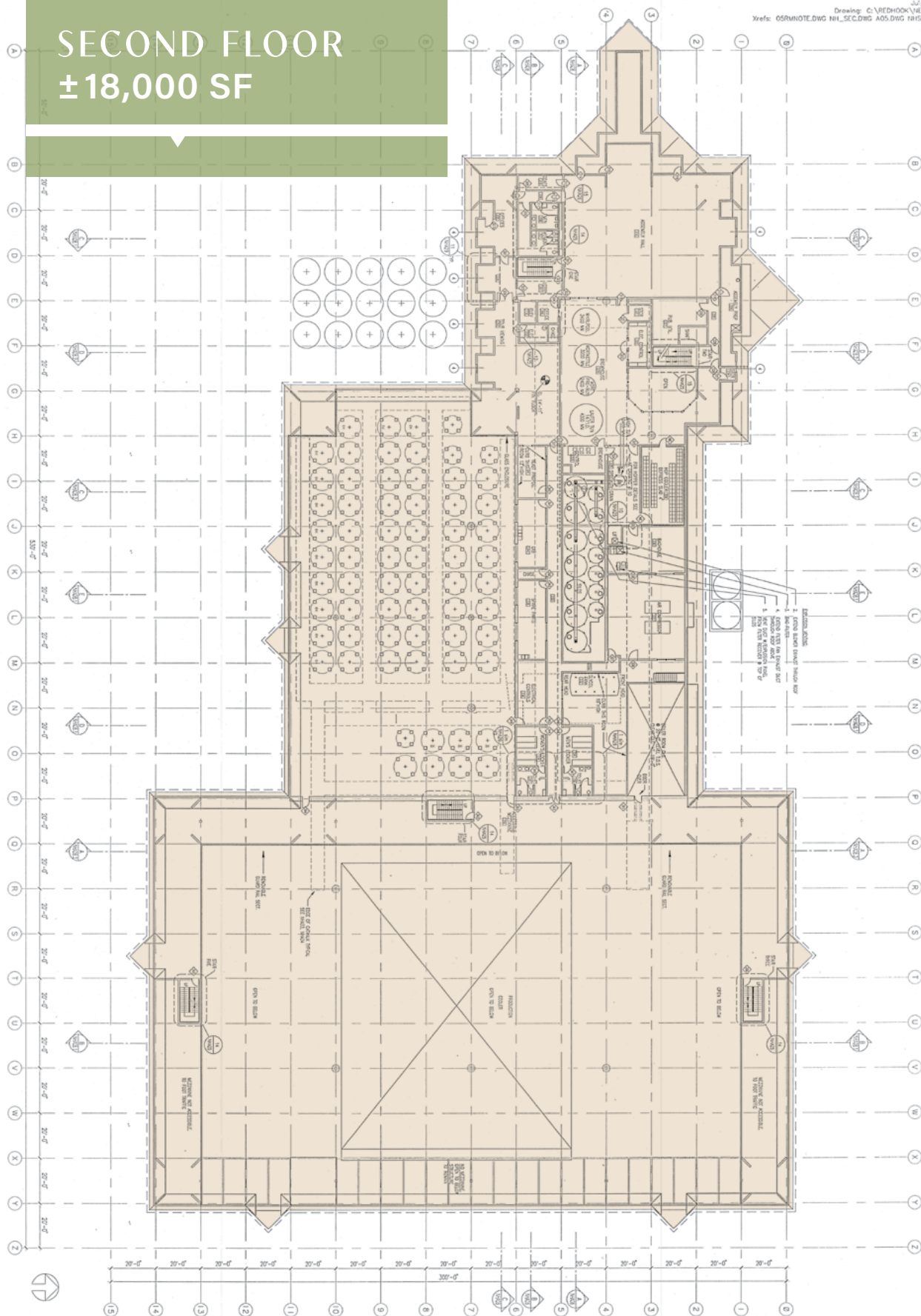
THE FACILITY IN DETAIL



GROUND FLOOR ±92,000 SF

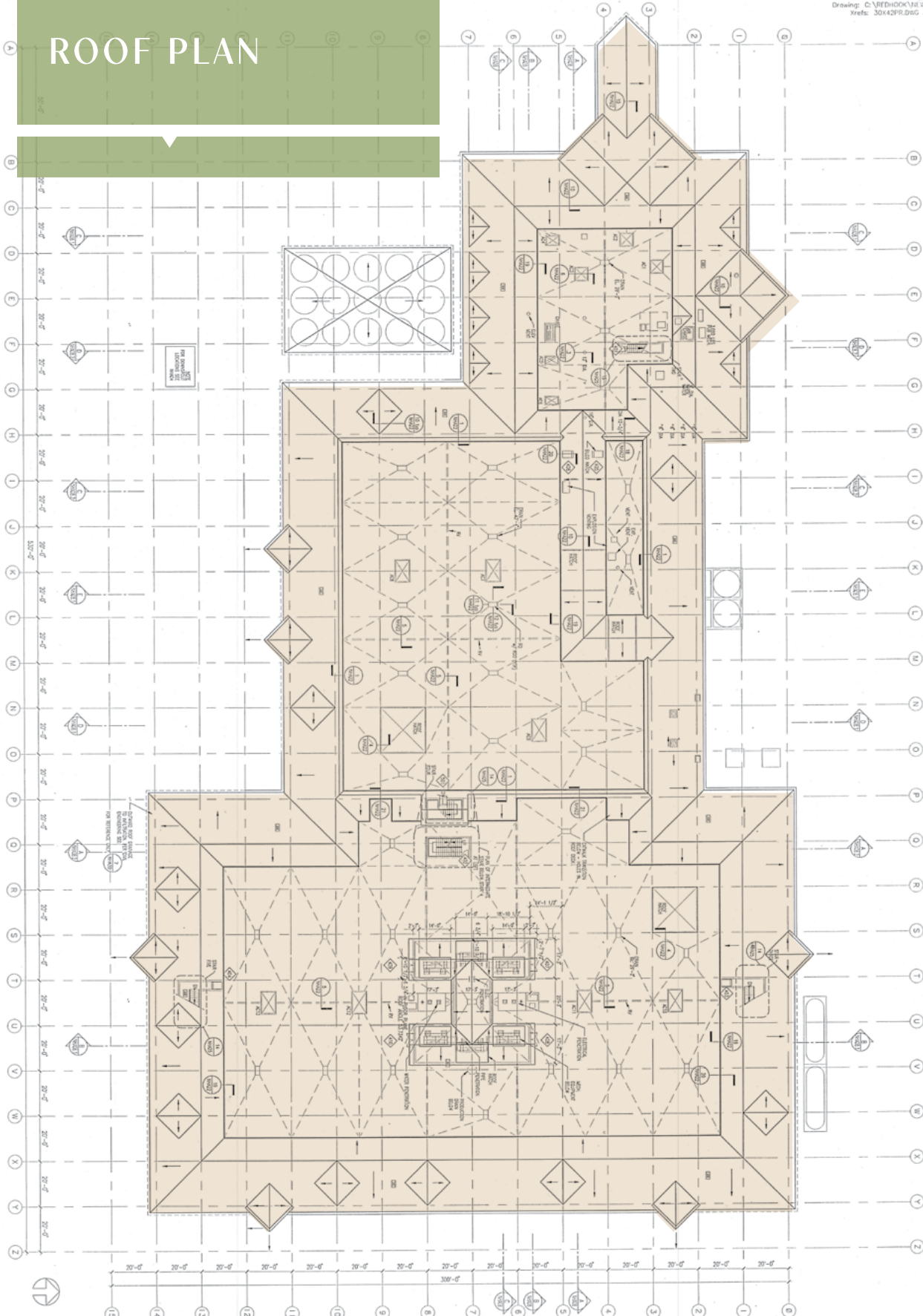


SECOND FLOOR
±18,000 SF



ROOF PLAN

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STRATEGICALLY SITUATED FOR GROW

RELIABLE ACCESS TO
KEY MARKETS AND
LOCAL AMENITIES

PEASE BOULEVARD (NEWINGTON ST)
PEASE BOULEVARD (NEWINGTON ST)
SPAULDING TURNPIKE
SPAULDING TURNPIKE
4



CORPORATE DRIVE

LOCATION

- Situated in Portsmouth, NH an established suburban business hub with a strong workforce
- Business-friendly environment ideal for food & beverage operations
- New Hampshire's favorable business climate, no capital gains, sales, or income or millionaire's tax.

TH



ACCESS

- Minutes from Portsmouth International Airport (PSM)
- Superior highway access and visibility
 - 2/10 of a mile to Route 4
 - 2.5 miles to I-95
 - 4 miles to Maine
 - 10 miles to Route 101

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CORPORATE DRIVE

CONNECTED TO AMENITIES

RETAIL & AMENITIES

- Surrounded by dining, retail, and everyday conveniences
- Local services support employee needs and client visits

Mall at Fox

jcpenny

H&M

JOAN

save

AMERICAN EAG



Low

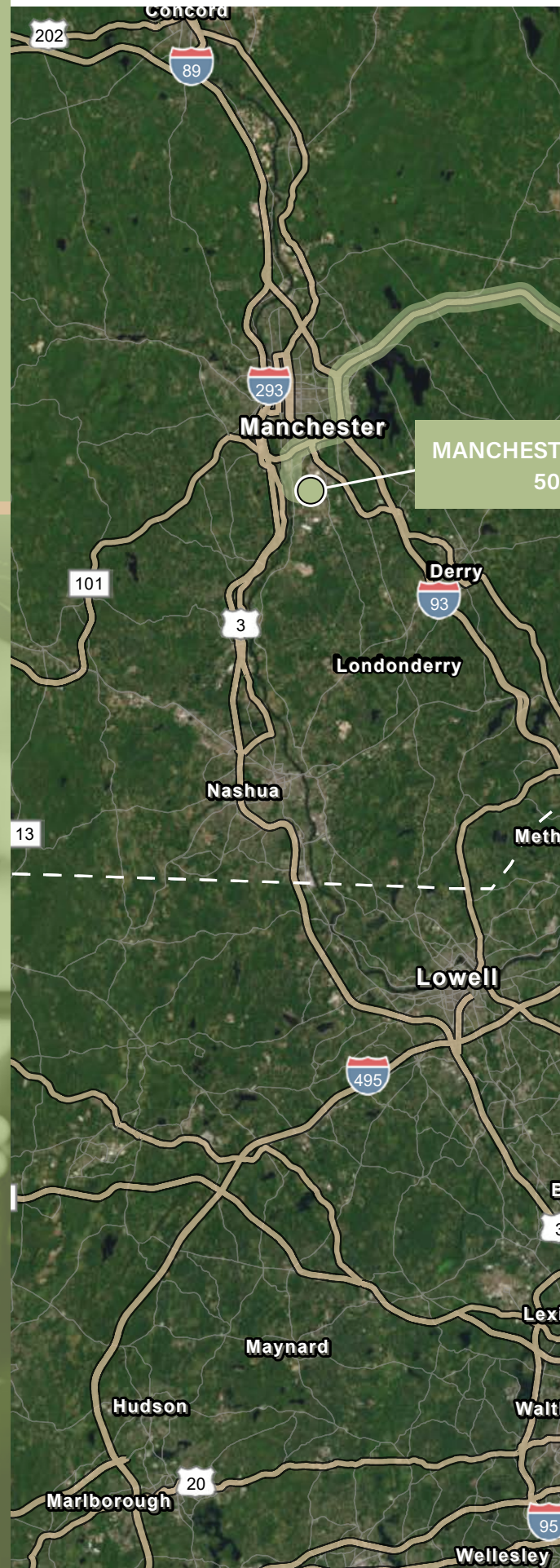
TSC

TRACTOR
SUPPLY CO





DRIVE TIMES





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